



Staff Report

Subject: 2nd Reading -Ordinance Revision
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Department: Development Services
Meeting Date: 09/16/2025
Item Description: Consideration to approve an amendment to the Code of Ordinances-
**Part II- Official Code, Appendix C- Article III- 3.47- Residential
Subdivision Open Space and Green Space Article.**

Executive Summary/Background:

- The purpose of this article is to establish regulations for open space and green space in residential subdivisions and promote environmentally responsible development.
- Defines the different types of open space and what is considered open space.
- Presents the requirements of open space based on the zoning district and how to calculate the net total acreage.
- Lists some of the types of open space and amenities to meet the open space requirement.
- Lists recreational requirements and opportunities to receive enhanced amenity credits and density bonuses.
- Explains the ownership and maintenance requirements.
- Discusses trail standards for open space credit, including but not limited to trails, certain ponds, and amenity centers.
- Discusses ponds and water features as open space.
- An example of how to calculate open space.
- **The 1st Reading was approved at the August 5, 2025, Board of Commissioners Meeting. Updated changes include:**
 - A more precise definition of U8 & U10 fields.
 - A definition for a maintenance plan for open space, given that there is no HOA.
 - Increased credits for amenities and land dedication to the county.

Alternatives for Commission to Consider:

Approve the revision to Code of Ordinances- **Part II- Official Code, Appendix C- Article- III- 3.47- Residential Subdivision Open Space and Green Space Article.**

Deny the revision to Code of Ordinances- **Part II- Official Code, Appendix C- Article- III- 3.47- Residential Subdivision Open Space and Green Space Article.**

Recommended Alternative: Staff recommends Alternative #1



Other Alternatives: Alternative # 2

Department Review: Development Services

Attachments:

1. Updated Ordinance